



# TREASURE VALLEY

ADA, ADAMS, BOISE, CANYON, ELMORE, GEM, OWYHEE, PAYETTE, VALLEY, & WASHINGTON COUNTIES

## EMPLOYMENT TRENDS

The Boise City Metropolitan Statistical Area's (MSA) average annual unemployment rate for June 2003 was 5.1 percent, as shown in Treasure Valley Table 1. This was one-tenth of a percentage point below the May 2003 rate of 5.2 percent and one-tenth of a percentage point below the June 2002 rate of 5.2 percent. Month-over-month, the number of employed persons decreased by 600, or 0.3 percent, from May 2003, and the number of unemployed individuals decreased by 400 individuals, or 3.1 percent. The decreasing number of persons employed and the decreasing number of persons unemployed created an overall decrease of 1,000 individuals, or 0.4 percent, in the *Civilian Labor Force*, from May to June 2003. Year-over-year, the number of employed persons decreased by 5,200, or 2.2 percent, and the number of unemployed individuals decreased by 600 individuals, or 4.6 percent, creating a net decrease in the *Civilian Labor Force* of 5,800 individuals from June 2002. The *Civilian Labor Force* figures for June 2003 for all ten counties in Southwest Idaho are shown in Treasure Valley Table 2.

In the Boise City MSA *Nonfarm Payroll Jobs* increased by 1,300, or 0.6 per-

Treasure Valley Table 1: Boise MSA Labor Force & Employment  
Ada and Canyon Counties

	June 2003*	May 2003	June 2002	% Change Last Month	% Change Last Year
<b>INDIVIDUALS BY PLACE OF RESIDENCE</b>					
<b>Seasonally Adjusted</b>					
Civilian Labor Force	245,400	246,400	251,200	-0.4	-2.3
Unemployment	12,400	12,800	13,000	-3.1	-4.6
% of Labor Force Unemployed	5.1	5.2	5.2		
Total Employment	233,000	233,600	238,200	-0.3	-2.2
<b>Unadjusted</b>					
Civilian Labor Force	248,900	247,000	254,000	0.8	-2.0
Unemployment	12,200	12,200	12,700	0.0	-3.9
% of Labor Force Unemployed	4.9	4.9	5.0		
Total Employment	236,700	234,800	241,300	0.8	-1.9
<b>JOBS BY PLACE OF WORK</b>					
<b>Nonfarm Payroll Jobs**</b>	228,800	227,500	230,400	0.6	-0.7
<b>GOODS-PRODUCING INDUSTRIES</b>	45,800	45,300	48,200	1.1	-5.0
<b>Natural Resources &amp; Construction</b>					
<b>Manufacturing</b>	30,100	30,100	31,900	0.0	-5.6
Durable Goods	23,000	23,100	24,900	-0.4	-7.6
Wood Product Manufacturing	1,900	1,900	1,900	0.0	0.0
Fabricated Metal Products Mfg.	1,400	1,400	1,500	0.0	-6.7
Machinery Manufacturing	1,200	1,300	1,400	-7.7	-14.3
Computer & Electronic Manufacturing	14,400	14,400	16,200	0.0	-11.1
Transportation Equipment Mfg.	1,600	1,600	1,700	0.0	-5.9
Other Durable Goods	2,500	2,500	2,200	0.0	13.6
Nondurable Goods	7,100	7,000	7,000	1.4	1.4
Food Manufacturing	5,300	5,300	5,300	0.0	0.0
Printing & Related Support Activities	700	700	800	0.0	-12.5
Other Nondurable Goods	1,100	1,000	900	10.0	22.2
<b>SERVICE-PROVIDING INDUSTRIES</b>	183,000	182,200	182,200	0.4	0.4
<b>Trade, Transportation, &amp; Utilities</b>					
Trade	37,700	36,900	37,500	2.2	0.5
Wholesale Trade	10,600	10,200	10,300	3.9	2.9
Wholesalers, Durable Goods	6,600	6,500	6,500	1.5	1.5
Wholesalers, Nondurable Goods	2,800	2,800	3,100	0.0	-9.7
Retail Trade	27,100	26,700	27,200	1.5	-0.4
Food & Beverage Stores	4,100	4,000	4,100	2.5	0.0
General Merchandise Stores	5,800	5,700	5,700	1.8	1.8
All Other Retail Trade	17,200	17,000	17,400	1.2	-1.1
Transportation, Warehousing, & Utilities	6,900	6,900	6,900	0.0	0.0
Utilities	700	700	700	0.0	0.0
Transportation & Warehousing	6,200	6,200	6,200	0.0	0.0
<b>Information</b>	3,600	3,600	3,700	0.0	-2.7
Telecommunications	1,400	1,400	1,300	0.0	7.7
<b>Financial Activities</b>	12,200	12,100	11,900	0.8	2.5
Finance & Insurance	9,200	9,200	8,900	0.0	3.4
Real Estate & Rental & Leasing	3,000	2,900	3,000	3.4	0.0
<b>Professional &amp; Business Services</b>	32,600	32,200	31,900	1.2	2.2
Professional, Scientific, & Technical	9,500	9,500	10,000	0.0	-5.0
Management of Companies & Ent.	7,000	6,900	6,800	1.4	2.9
Administrative & Support & Waste Mgmt.	16,100	15,800	15,100	1.9	6.6
<b>Educational &amp; Health Services</b>	27,700	27,500	27,000	0.7	2.6
Educational Services	2,000	1,900	2,300	5.3	-13.0
Health Care & Social Assistance	25,700	25,600	24,700	0.4	4.0
Hospitals	9,000	8,900	8,900	1.1	1.1
<b>Leisure &amp; Hospitality</b>	20,000	19,600	20,700	2.0	-3.4
Arts, Entertainment, & Recreation	2,900	2,700	2,900	7.4	0.0
Accommodation & Food Services	17,100	16,900	17,800	1.2	-3.9
Accommodation	2,000	2,000	2,100	0.0	-4.8
Food Services & Drinking Places	15,100	14,900	15,700	1.3	-3.8
Other Services	6,600	6,700	6,800	-1.5	-2.9
<b>Total Government</b>	35,700	36,700	35,800	-2.7	-0.3
Federal Government	5,500	5,400	5,600	1.9	-1.8
State & Local Government	30,200	31,300	30,200	-3.5	0.0
State Government	12,700	13,700	12,400	-7.3	2.4
State Government Education	3,300	4,300	3,500	-23.3	-5.7
State Government Administration	9,400	9,400	8,900	0.0	5.6
Local Government	17,500	17,600	17,800	-0.6	-1.7
Local Government Education	10,000	10,200	10,400	-2.0	-3.8
Local Government Administration	7,500	7,400	7,400	1.4	1.4

\* Preliminary Estimate

\*\*Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

Treasure Valley Table 2: June 2003 Seasonally Adjusted Labor Force Figures for Southwest Idaho Counties				
	Civilian Labor Force	Number Unemployed	Percent Unemployed	Number Employed
Ada	176,593	8,176	4.6	168,417
Adams	1,827	234	12.8	1,593
Boise	2,633	162	6.2	2,470
Canyon	68,853	4,227	6.1	64,626
Elmore	9,887	683	6.9	9,204
Gem	6,004	441	7.3	5,563
Owyhee	4,044	86	2.1	3,958
Payette	9,361	797	8.5	8,564
Valley	4,419	321	7.3	4,098
Washington	4,151	430	10.4	3,721
Statewide	690,170	36,209	5.2	653,961

cent, from May 2003 to June 2003, while over the year, *Nonfarm Payroll Jobs* lost 1,600 jobs in the Boise City MSA. Month-over-month, *Goods-Producing Industries* gained 500 jobs; job gains were noted in *Natural Resources & Construction* (500 jobs) and *Other Nondurable Goods Manufacturing* (100 jobs), while job decreases were noted in *Machinery Manufacturing* (-100 jobs). Year-over-year, *Goods-Producing Industries* lost 2,400 jobs with *Other Durable Goods Manufacturing* (300 jobs) and *Other Nondurable Goods Manufacturing* (200) the only industries to experience job gains. Year-over-year job losses occurred in *Natural Resources, Mining, & Construction* (-600 jobs), *Fabricated Metal Products Manufacturing* (-100 jobs), *Machinery Manufacturing* (-200 jobs), *Computer & Electronic Product Manufacturing* (-1,800 jobs), *Transportation Equipment Manufacturing* (-100 jobs), and *Printing and Related Supports Activities* (-100 jobs).

In *Service-Providing Industries*, job gains outweighed jobs lost with 800 jobs being added from May to June 2003. Job gains were experienced in *Durable Goods Wholesale Trade* (100 jobs), *Food & Beverage Stores* (100 jobs), *General Merchandise Stores* (100 jobs), *All Other Retail Trade* (200 jobs), *Real Estate & Rental & Leasing* (100 jobs), *Management of Companies & Enterprises* (100 jobs), *Administrative & Support & Waste Management Services* (300 jobs), *Educational Services* (100 jobs), *Health Care & Social Assistance Services* (100 jobs), including *Hospitals* (100 jobs), *Arts, Entertainment, & Recreation Services* (200 jobs), *Food Services & Drinking Places* (200 jobs), *Federal Government* (100 jobs), and *Local Government Administration* (100 jobs). Job losses were noted in *Other Services* (-100 jobs), *State Government Education* (-1,000 jobs), and *Local Government Education* (-200 jobs). The high number of jobs lost in *Education* is consistent with the end of the traditional school year in most districts. Year-over-year, *Service-Providing Industries* gained 800 jobs with job losses noted in *Nondurable Goods Wholesale Trade* (-300 jobs), *All Other Retail Trade* (-200 jobs), *Information Services* (-100 jobs), *Professional, Scientific, & Technical Services* (-500 jobs), *Educational Services* (-300 jobs), *Accommodation Ser-*

*vices* (-100 jobs), *Food Services & Drinking Places* (-600 jobs), *Other Services* (-200 jobs), *Federal Government* (-100 jobs), *State Government Education* (-200 jobs), and *Local Government Education* (-400 jobs). Job gains were noted in *Durable Goods Wholesale Trade* (100 jobs), *General Merchandise Stores* (100 jobs), *Telecommunications Services* (100 jobs), *Finance & Insurance Services* (300 jobs), *Management of Companies & Enterprises* (200 jobs), *Administrative & Support & Waste Management Services* (1,000 jobs), *Health Care & Social Assistance Services* (1,000 jobs), *State Government Administration* (500 jobs), and *Local Government Administration* (100 jobs). The slow growth of jobs over the year is consistent with the downturn and slow recovery that the national economy has been experiencing since January 2001.

### SPECIAL TOPIC: City Population Update

The U.S. Census Bureau recently released the 2002 city population data; FYI Table 1 on pages 23-26 shows the population information available for 200 Idaho cities (in alphabetical order), and includes the associated county. Treasure Valley Table 3 shows population information for the counties of Southwest Idaho. Ada, Boise, Canyon, Elmore, Gem, Owyhee, and Payette Counties showed an increase in population from 2000 to 2002, with Adams, Valley, and Washington Counties losing residents over the same time period. The fastest growing cities in the area since 2000 were Kuna (38.4 percent increase), Eagle (23.0 percent increase), Star (17.0 percent increase), Nampa (14.9 percent increase), and Melba (14.1 percent increase). The slowest growing cities in the area since 2000 were Council (5.4 percent decrease), Donnelly (5.1 percent decrease), and New Meadows (4.5 percent decrease). The largest population gains were noted in Nampa, Meridian, Boise, Eagle, Caldwell, and Kuna with increases of 7,828 persons, 4,148 persons, 3,949 persons, 2,552 persons, 2,878 persons, and 2,157 persons, respectively. Overall, the region's population grew nearly 6.3 percent, which is 1.75 times that of the average statewide growth rate of 3.6 percent.

Treasure Valley Table 3: 2000, 2001, & 2002 Census-Population Estimates for Southwest Idaho Counties

County/Region	July 1, 2002 Population	July 1, 2001 Population	April 1, 2000 Population Estimates Base	Numeric Change (2000-2002)	Percent Change (2000-2002)
Ada County	319,687	312,839	300,904	18,783	6.2%
Adams County	3,448	3,418	3,476	-28	-0.8%
Boise County	7,067	6,936	6,670	397	6.0%
Canyon County	144,983	139,004	131,441	13,542	10.3%
Elmore County	29,481	29,308	29,130	351	1.2%
Gem County	15,495	15,426	15,181	314	2.1%
Owyhee County	10,862	10,909	10,644	218	2.0%
Payette County	21,007	20,780	20,578	429	2.1%
Valley County	7,526	7,648	7,651	-125	-1.6%
Washington County	9,924	9,949	9,977	-53	-0.5%
Treasure Valley Area Total	569,480	556,217	535,652	33,828	6.3%
Statewide Total	1,341,131	1,320,585	1,293,953	47,178	3.6%

## AREA DEVELOPMENTS

### Boise City MSA

- Boise Cascade Corp. announced that it plans to purchase OfficeMax for \$1.15 billion. The acquisition would more than double the company's office products revenue. Company officials stated that the "acquisition of OfficeMax represents a major step in the transformation of Boise's office products distribution business and Boise as a whole." The acquisition still requires shareholder approval, and if approved, will be final by the end of the year.
- DirecTV announced in mid-July that it plans to hire 300 additional full-time employees at its west Boise call center. With the new employees, DirecTV will employ nearly 1,600 people in the Treasure Valley.
- TSYS, a new technology center, recently opened in Boise. The technology center employs 77 people who formerly worked at Sears data center. TSYS opened at the former Sears data center in the MK Plaza. The company provides behind-the-scenes technology that is used in processing various uses of credit cards. TSYS processes more than 264 million accounts for many companies, including Bank of America, Circuit City, and Target.
- Sears Credit Center sold its operation to Citigroup in mid-July for \$3 billion. Sears announced that Citigroup plans to hire most of the 1,000 former Sears employees.
- The annual Boise River Festival was held in late June. Festivities at this year's festival included balloon launches, a carnival, parades, food courts, an arts and crafts fair, plenty of entertainment, and a finale fireworks display. Festival officials announced in mid-July that this year's \$1.2 million event lost \$160,000. This loss is down from a loss of \$250,000 in 2001 and a loss of \$225,000 in 2002. The decrease in the 2003 loss could be due to a decrease of about 20 percent in festival attendance as well as less spending by those who did attend.
- Saffron, a restaurant near the Basque Block in downtown Boise, closed in mid-July. The restaurant will be moving to a smaller downtown location in the fall.  $\pi$ , a new pizza parlor, opened in mid-August in the space formerly occupied by Saffron. The new restaurant features live music every night, beer, cocktails, and Ben & Jerry's ice cream.
- Construction has started on the first phase of a new 120-acre mixed-use development in Star. Pinewood Lakes will include 258 homes, a five-acre commercial development, 43 acres of park and pathway space, and 10 acres of lakes and waterway. No completion date for the project was announced.
- The Painted Pony Inn, a new bed and breakfast, recently opened in Star. The new inn is located at 6929 Highway 44 and offers sleeping accommodations

for people, and a horse barn and a dog kennel for animals. Gary and Norma Johnson, the owners of the Painted Pony Inn, serve breakfast as well as high tea to guests. The inn also features gardens, a patio, a bath house with a hot tub, as well as massages.

- The Snake River Stampede in the Treasure Valley area, held in early July, brought about \$1 million into the area through hotels, businesses, services, and other organizations. The rodeo is also a major fundraising event for a number of Canyon County entities including Canyon County 4-H, Kiwanis Club of Nampa, Nampa Exchange Club, and Nampa Lions Club. The event's success relies on a large number of volunteers.
- Home Depot announced in early July that it would open a new store in Nampa in the near future. The 113,700-square-foot store will be the fifth Home Depot in the Treasure Valley. It will be located at the corner of Cassia Street and Karcher Road near the site of Lowe's Home Improvement Warehouse. Home Depot officials expect to hire between 120 and 130 employees when the store opens. No completion date was announced.
- The new Nampa Hampton Inn & Suites is nearing completion and is expected to open September 1, just in time for the Idaho Cutting Horse Futurity, allowing spectators and participants to stay at the facility. The four-story, \$7.8 million, 101-room facility is located near the Idaho Center in North Nampa and also includes 4,000-square feet of conference room space.
- Albertson College of Idaho (ACI) announced more staff cuts in early June. Fourteen employees were laid off and the college also plans to eliminate its laptop computer program in an effort to reduce some of its multi-million-dollar budget shortfall. In addition to the layoffs, ACI President, Kevin Learned announced his resignation in late June. The board of trustees announced in early July that Robert Hoover, former President of the University of Idaho, would take over as President of the small liberal arts college.
- Sunseeds recently opened its new headquarters, located about six miles north of Parma. The company moved its headquarters from Morgan Hill, California, (south of San Jose) to the new location because the majority of the onion varieties for which the company produces seed, as well as other seed varieties, are grown in the Treasure Valley. The company retained research facilities at two sites in California for climate reasons.
- Construction recently started on The Willows, a \$3 million retail and office complex located on Blaine Street in Caldwell. The 24,000-square-foot building will be home to Silverhawk Realty LLC, Transnation

Title Co., and American Home Mortgage. Negotiations are ongoing with other possible tenants. Completion of the building is scheduled for November 2003.

- Recent business openings in the Boise City MSA include Rodizio Grille restaurant in downtown Boise, Full Life Chiropractic & Rehab in Caldwell, Inter-mountain Community Bank in Caldwell, Idaho Paintball Supplies in Caldwell, Archery Addiction and Sportsman Supply in Caldwell, My Closet in Nampa, and DreamMaker Bath & Kitchen in Boise. Microsol, Inc. opened the Boise Idaho System Integration and Customer Service Center in Boise.
- Other recent business happenings in the Boise City MSA include: D.L. Evans Bank is building a branch in Meridian; Farmers Insurance moved to a new location in Nampa; CarpetMax Flooring Center in Nampa and Boise changed its name to Dillabaugh's Flooring America; TableRock Brewpub & Grill announced plans to remodel and expand its current location by adding an espresso shop and a rooftop eatery over the next year; Idaho Banking Company announced plans to start construction of a Meridian branch office in September; and construction started on the Krispy Kreme doughnut shop in Meridian.

#### **Elmore County**

- Simplot Land and Livestock announced plans to expand its grain operation near Mountain Home. The company plans to build one of the largest roller mills in the western United States at the location. Construction of a roller mill grain flaking facility will be next to the company's silos near Exit 90. When completed, the mill will process 2,500-3,000 tons of grain per day and will add between three and five new jobs.
- Ashley Manor Care Center, located at 940 West Eighth Street South in Mountain Home, officially opened the doors for the only Alzheimer/dementia specific facility in Elmore County. The addition features private and semiprivate rooms for 15 residents.

#### **Payette County**

- The Lynnwood Convention Center officially opened in mid-July. The Center, an expansion of Grandma's Kitchen, is needed in the area as banquet room space is limited during parts of the year. The Lynnwood Center will offer catering from buffet to multiple-choice entrée meals.
- Country Choice Pizza recently opened in Fruitland. The restaurant offers customers a choice of take and bake pizza, or hot and ready-to-eat pizza. The business is located at 301 North Whitley Drive, the former Taco Bell location.

- The New Beginnings Animal Shelter in Fruitland closed in mid-July as a result of financial problems. A number of recent donations to the shelter were not enough to keep the shelter open. The shelter has been home to more than 100 animals since opening in February.

#### **Valley County**

- The Manchester Ice and Event Centre opened in McCall in early July. The grand opening of the center featured a show by the Fire On Ice Troupe that performed for a standing-room-only crowd.
- A groundbreaking ceremony was held for the new McCall Fire Station in late July. The \$1.6 million fire station will be located at the intersection of Deinhard Lane and Thula Street in McCall. When completed, the new building will replace the current station in downtown McCall. The project is expected to be completed by March 2004.
- Brundage Mountain Resort started the first phase of its expansion project in early July. Workers started enlarging existing parking lots at the ski area. The first phase of expansion also includes five new lifts, two restaurants, and numerous new runs and should be completed within five years. Work this summer will include several new ski runs, lift lines, and access roads.
- Tamarack officials announced in early July that the opening of the four-season resort would be delayed until 2004. Construction of ski lifts and lodges was expected this summer, and ski runs were originally scheduled to open this year. Work at the resort will continue this summer on ski runs and an 18-hole golf course, along with utilities and roads that are expected to be completed by December.

#### **Washington County**

- Geothermal Green is still raising capital to build a geothermal greenhouse in Weiser. The company will raise bedding plants to supply the Treasure Valley's expanding gardening and landscaping market. Once the business opens, it will provide 43 part-time and 20 full-time jobs initially, with plans to expand up to 300 jobs within the next five years as the industry continues to grow.

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